

INFO FEST 2003:
**A Community Dialogue on Affordable Housing
and Revitalization in Fairfax County**

Comments recorded at the Event on August 8, 2003

This document is available on-line at
<http://www.fairfaxcounty.gov/gov/rha/homepage.htm>

Prepared by the Fairfax County Department of Housing and Community Development
Fairfax County, Virginia

Contents

Info Fest 2003: Comments Recorded at the Event

Reports from Discussion Groups about

- **Affordable Housing Preservation and Production**
- **Partnerships**
- **Revitalization**
- **Self-Sufficiency and Special Needs**

Reference Sections:

- **List of Speakers**
- **Text of Speech by Al Eisenberg**
- **News Release**
- **List of Attendees**
- **Invitation List**



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GROUP DISCUSSION ABOUT AFFORDABLE HOUSING PRESERVATION AND PRODUCTION

Discussion Question 1: If there was a need (because of limited resources) to focus the County's efforts, what is the highest priority: preservation or production of affordable housing?

Responses:

Preservation is probably more important than production, but both activities are needed. Related issues include:

- We must address the net loss of affordable units through re-planning and redevelopment; high-rise developments provide a good opportunity for this when affordable units are included.
- Concentrations of affordable housing may be an issue because of:
 - Percent of low-income students in schools; and
 - Impact on community.
- Preservation does not trigger NIMBY (Not in My Backyard) responses.
- New construction tends to involve a lengthy, complicated approval process.
- There is only a small amount of land available for new construction.
- Put energy into revitalization of older apartments.

Discussion Question 2: How can County resources be used most effectively for the preservation or production of affordable housing? and Discussion Question 4: Are there means that the County is not yet using to help preserve and produce affordable housing?

Responses:

- Explore using Housing Trust Fund (HTF) contribution in the district in which the project generating the contribution was developed.
- Involve the person receiving benefits in the project or program using their skills.
- Seek a sustained and dedicated source of funding for affordable housing.
- Maximize staff skills to be creative in leveraging funds and acting as partners.
- Look at the zoning ordinance; we need more flexibility to get more units. The waiver process should be reviewed.
- Other opportunities include:
 - Land banking;
 - Tax abatements;
 - Political will;

- Air rights;
- County investment in low income loans as part of the County's investment portfolio;
- Promote affordable housing in high density areas such as around Metro sites.
- Promote affordable housing as an element in high rise buildings.
- There is a need for more affordable units that are accessible to disabled persons.

Discussion Question 3: Should Fairfax County have specific targets for preservation and production of affordable housing? and Discussion Question 5: How could Fairfax County measure success in the preservation and production of affordable housing?

Responses:

- Targets are needed.
- One target is stated in the Comprehensive Plan.
- Measure the number of units.
- Measure the number of years that affordable units are in the inventory of affordable housing.
- Track and measure the dispersal of affordable units across the County.
- Measure housing in employment centers.
- Measure the accessibility of affordable units to various modes of transportation.

Discussion Question 6: Does the County have a regional role in the preservation and production of affordable housing?

Responses:

Yes! But. . .

- What is the proper vehicle to initiate this role?
- Should it be a public/private effort?
- Look at benchmarks.

GROUP DISCUSSION ABOUT PARTNERSHIPS

Discussion Question 1: The for-profit private sector currently has a role in alleviating the shortage of affordable housing through low-income tax credits. Are there others ways the for-profit sector can be involved? If so, what are they? How can these resources be mobilized?

Responses:

- Tax abatement for low income projects would be helpful.
- Tax increment financing would help.
- Take advantage of HCD expertise early on.

Discussion Question 2: Are there means that the County is not yet using to facilitate partnerships for affordable housing and supportive services?

Responses:

- Better communication is needed between government and realtors/NVAR.
- A clearinghouse for realtors is needed.
- Help non-profits build relationship (vis-à-vis Affordable Dwelling Units, or ADUs) with builders who would prefer a non-profit on interface for the development of ADUs.
- County land to be used for affordable housing.

Discussion Question 3: How can County resources be used most effectively in a partnership role?

Responses:

- Use non-profit organizations to get the word out.
- Package resources.
- Educate on how to combine the resources and tools.
- Utilize RHA ability to broker partnerships for non-profits.
- Community partners (clearinghouse.)
- Standardized applications and/or keep basic qualifying info on file.

Discussion Question 4: Should Fairfax County have specific targets for partnerships to achieve in providing affordable housing and supportive services? And Discussion Question 5: How could Fairfax County measure success in its partnerships?

Responses:

- Establish specific numerical goals for affordable housing (over the next five years – number of affordable units.)
- Joint ventures between non-profits and FCRHA.
- Magnet housing and Single Room Occupancy units (SROs.)
- Preserve older housing stock – use resources for purchase, renovations and resale by non-profits.

GROUP DISCUSSION ABOUT COMMERCIAL AND RESIDENTIAL REVITALIZATION

Discussion Question 1: Given the wide variety of issues in revitalization areas, what is the single most important element that should be addressed in revitalization, generally?

Responses:

- New housing.
- Transportation & Access.
- Neighborhood improvements.
- Diversity.
- Need technical and financial assistance to homeowner associations for common areas.
- Prevention/intervention.

Discussion Question 2: How can County resources be used most effectively for revitalization?

Responses:

- Community Involvement in Residential-Mixed Use development; consensus building.
- Youth centers and activities.
- There should be community involvement in setting targets and goals.
- Communication/dialogue.
- Simple! Accessible programs.

Discussion Question 3: Should Fairfax County have specific targets for progress in revitalization areas? and Discussion Question 4: How could Fairfax County measure success in its revitalization efforts?

Responses:

- Targets should be project specific.
- Establish “guidelines” not “rules.” Flexibility is needed.

Discussion Question 5: What should be the relationship between the efforts for commercial revitalization and residential revitalization adjacent to designated commercial revitalization areas?

Responses: Mixed Uses; Viewed as a whole community: residential and commercial.

GROUP DISCUSSION ABOUT SELF-SUFFICIENCY AND SPECIAL NEEDS

Discussion Question 1: What should be the relationship between affordable housing and self-sufficiency? What is the County's responsibility in this relationship? and Discussion Question 2: If there were a need (because of limited resources) to focus the County's efforts, what is the highest priority: self-sufficiency or housing clients?

Responses:

- Economic education:
 - Money management;
 - Credit counseling.
- Partnerships: non-profits must demonstrate viable programs for Fannie Mae and others to assist.
- Consider restricting the term of Section 8 eligibility (to motivate people toward self-sufficiency.)
- Need a continuum of services as families progress toward self-sufficiency, with enforcement and follow-through: Eliminate fragmentation; services should move with the individual.
- Separate case management from credit counseling.
- Teen education.

Discussion Question 3: How can the County better coordinate support services for special needs clients such as the homeless, disabled and elderly? Discussion Question 4: What should the County's role be in assisting the homeless? Discussion Question 5: What should the County's role be in assisting the disabled? Discussion Question 6: What should the County's role be in assisting the elderly?

Responses:

- Use a coordinated services program.
- Eliminate fragmentation of services – follow clients with services.

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Reference Sections

List of Speakers
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LIST OF SPEAKERS

Ronald Christian, Vice Chairman of the Fairfax County Redevelopment and Housing Authority, Braddock District

Conrad Egan, Chairman, Fairfax County Redevelopment and Housing Authority

Al Eisenberg, Vice President, Government Relations, Greater Washington Board of Trade

Katherine K. Hanley, Chairman, Fairfax County Board of Supervisors

Catherine M. Hudgins, Hunter Mill District Supervisor, Fairfax County Board of Supervisors, and Chairman of the Housing Committee, Board of Supervisors

Albert McAloon, Commissioner, Fairfax County Redevelopment and Housing Authority

Elaine McConnell, Springfield District Supervisor, Fairfax County Board of Supervisors

ALBERT C. EISENBERG

**REMARKS BEFORE THE FAIRFAX COUNTY HOUSING AUTHORITY INFO-FEST
AUGUST 8, 2003**

Thank you for that introduction. My father would have loved it. My mother would have believed it. I appreciate your invitation to be here this morning to share a few thoughts on housing issues. I apologize for the length of my remarks, if I had more time, I'd have made it shorter.

An old man lay dying, and in his last moments a preacher attended him. The preacher called on the old man to prepare for the next life by repenting his past sins. The old man remained silent. The preacher called on the old man again to repent his past behavior. And again the old man said nothing. This went on for awhile, and finally, the preacher, reaching the end of his patience said, "Why won't you atone for the transgressions that have marked your life?" The old man sat up, and said, "Look. It's like this. Until I know where I'm going, I don't want to aggravate anybody."

Actually, by the time I have finished, I will have probably aggravated somebody, whether I know where I'm going or not.

All of us live someplace. The issue is how we live. The 1949 Housing Act in its preamble promised a decent home and a suitable living environment for all American family, in an eloquent recognition of housing's place in U.S. law and among the most basic of human needs. It's as old as creation. It's central even to the spiritual beginning of one of the world's great religions, when a young couple with a baby on the way could not find a room at the inn and had to bed down for the night in a stable. Regardless of its form, from single room to mansion, housing represents what the American Institute of Architects calls a sanctuary for the human spirit, the quintessential shelter from all manners of storms. It is the central place in our lives, consuming the single largest share of our incomes; while symbolizing family stability and security. And yet, housing presents us with one of society's most intractable problems. Millions of our people live in the most desperate housing conditions, and we have simply failed to provide enough housing and to ensure that what we provide people can honestly and happily call home. Along the way, housing has often been at the center of contentious, bitter disputes that can divide neighbor from neighbor and split entire communities. People just don't want those other people to live next to them. The nation had to enact a Fair Housing law to file away the roughest edges of housing discrimination, and then years later, it had to enact another Fair Housing Act. For the last six years, we saw how a state agency, the Virginia Housing Development Authority, like no other authority in the U.S. abused its power by denying mortgage loans to among our most vulnerable, credit needy households simply because they did not fit the agency's definition of family. I fought that

rule during my years on that panel, got it overturned once only to see it reinstated, and just a couple of weeks ago it was repealed again—and hopefully we have beaten the forces of discrimination for good on this issue.

So in this gathering today, we come here not because we are afraid of housing as a disruptive force, not because we believe that housing construction for our region's workers breeds social ills, not because we believe that we have too much of it. Rather we are here because we recognize that a society well housed, is one that fulfills among its most fundamental responsibilities and in the process supports the dignity and comfort of each family. We are here because we care how people live.

Our focus today is on how we house our workforce. There is a close relationship between housing supply and housing conditions and the stability of our workforce. And to that mix we must add transportation, because of its powerful influence over housing's future.

Over the last year, the housing market has been booming. On one hand that's a very good thing. Mortgage interest rates have been historically low—and so a lot of people, the Eisenberg-Davis' included, have taken advantage of the opportunity to take out equity, put on additions, move to new homes, and help fuel a housing market that has taken off. This combined with the substantial economic benefit from spending on homeland security and the military has helped many people into homes. The region's unemployment rate has continued to be very low compared to most other places in the country, with the labor force actually increasing a fraction. In Fairfax, jobs have steadily increased and consumer confidence is up. Unemployment is around 3 percent. An island of calm one might gather—unless you're a young family starting out on the path to homeownership; a large family of newcomers seeking an apartment with multiple bedrooms and low rents; entry level workers; service workers who staff our restaurants and hotels, along with teachers, firefighters, and other public employees, particularly those in local government. Their problems are not a new phenomenon. In 1986, when several of us got together to form the Northern Virginia Housing Coalition, we held a conference at Washington Gas, and brought out a group of business executives who one by one told the gathering that they were having trouble attracting and holding workers, particularly entry level workers.

Now, more than 17 years later, we continue to experience serious dislocations in our ability to match workers with jobs that they can reasonably get to and housing that they can reasonably afford. Let's go to the numbers. Since 1998, average monthly rents in Fairfax apartment projects have increased from \$849 a month to \$1,168. That's a compounded 36 percent increase. Housing assessments, which almost always lag the real market, increased by 14.6 percent to \$317,240 on the average in Fairfax County. In three years, the assessments jumped 42 percent. While rental vacancy rates are about 5.6 percent, tight, but not alarming, people of low incomes, who have secured vouchers continue to encounter a difficult rental market. Some 30 percent of vouchers are

returned to Fairfax's housing authority because they can't find landlords who will take them, or the units are over the rent limits. Over 6600 eligible households are on various Fairfax waiting lists for assistance. The census showed how the county's housing market and living conditions have deteriorated for a great many people that we rely upon for a labor supply. In 2000, one out of 7 households ran out of money for basic needs. That same year, 73,000 families paid more than 30 percent of their income for housing costs. The number of people living below the poverty level increased by half from 1990 to 2000 decade, the last five years of which experienced the greatest prosperity the country has ever known. Using 2001 data, you would have to make \$18.13 cents an hour to afford a 2 bedroom apartment in the Washington, DC, area. However, if you're a licensed practical nurse, you earn only \$17.30 an hour, and if you're a retail clerk, you're pretty much out of luck, earning only \$8.59 an hour. And, on top of these indicators of housing distress, housing discrimination closes doors to people, just like rising housing costs, but far more insidiously because victims often don't know they're being discriminated against. In Fairfax, 13.6 percent of tests in rental properties found evidence of discrimination.

Transportation, of course, plays a major role in workforce living patterns and the ability to get to and from employment. The search for affordable shelter has forced so many families outside the beltway to places where the land is cheaper—but not necessarily where the jobs are. In Arlington we found that half our public employees live outside the county and that many of our school bus drivers were coming from West Virginia. Within the region, commute times of an hour or so, and distances of 30 to 40 miles each way are commonplace. Assuming 38 cents a mile, that's over 15 dollars a day, \$1800 a year, with time out for a two-week vacation. Of course, the time spent away from family while leaving early and getting back late imposes a cost that you can't calculate.

The transportation facilities essential to carry people from home to work and back cannot keep pace with the need. The money isn't there. The state gets a certain amount of money from the federal government through the so-called highway trust fund, which also contains a sizeable amount for transit, not just roads and bridges. But the law requires a non-federal match for the projects it funds, and the state's budget woes are so dire that it is in jeopardy of losing the federal money because it can't put up the match.

Together these statistics underscore an argument for attention to a multi-layered set of problems. A community that fails adequately to house its people yet aspires to prosperity and a high quality of life will gain neither. The range of programs and policies for households of modest means are substantial. I counted 45 separate programs or revenue sources at work in Fairfax today. Funding, however, is not compared to the great need, neither for the government nor for the private sector. The Federal government's formula programs, from HOME to CDBG, from Shelter Grants to Housing for People with AIDS, along with a variety of home-grown programs such as affordable dwelling unit ordinances and locally supported housing funds, have generally proven

their worth. At the same time, policy disputes arise. For example, there is a lot of discussion about whether developers should buy their way out of affordable dwelling unit ordinances, in effect paying into a county fund instead of building the affordable units, often for reasons of cost. To the extent that height and density limits make such units more costly, it makes sense to loosen those restrictions. To the extent that the cost of providing affordable units in high-rises can entail high per unit costs, would not the money for these units be better used someplace else to preserve existing units that may otherwise be lost to the market? If the developers' payments into a housing fund are used for that purpose isn't the community's need properly met? Debates rage, compromises are found, life goes on.

Yet we still can't connect the dots. We can't we provide an adequate supply of housing at an affordable price for our workforce, AND ensure that they can live reasonably close to where they work.

And, the likelihood is that things are going to get a lot worse. A watershed study that George Mason University produced at the beginning of this year projects that housing production is seriously falling behind job growth. As of 2000 the region already had a housing deficit that amounted to 43,200 units. Looking ahead a generation, to 2025, the housing supply will fall short of need by 218,000 units. The study projects that with a growing economy hungry for housing, the median housing value in the region will rise to \$415,000 by 2025 compared to \$177,000 in 2000. Well, folks, the median price in Arlington is already half a million dollars today. The potential has been overtaken by new reality.

Now things get interesting. The jurisdictions in the region now face the consequences of their land use planning which have tolerated substantial amounts of sprawly development inadequately served by infrastructure that nobody can afford. And the reaction is to cut back on the allowable amount of housing development. Loudoun County, the third fastest growing county in the country, has taken tens of thousands of housing units off their land use plans recognizing that they can't afford to serve them. And the housing deficit continues to loom.

As Hardy said to Laurel, "Now, that's another fine mess you've gotten us into." But it's no joke. We are caught between several rocks and several hard places. While as Daniel Patrick Moynihan once observed that "Urban planners are forever tormented by the fact that everything is connected to everything else," having entered the door of workforce housing, we must see the issue before us as more than just a housing issue. We are buffeted by powerful, competing forces of our own creation, largely ones that we have let loose like the furies in Pandora's Box. But, remember, at the bottom of that box, what was left was hope.

I believe that we have several hard choices to make and indeed we need to make them. We need to demand new and better tools, tuned to the needs of today's service and

information economy. In a world of severely limited financial resources at the local and state level, we have to challenge the notion that we should tolerate a state policy based on an abject refusal to invest in the future of our state. The tax restructuring initiative that Governor Warner has begun to articulate offers an opportunity to approach the financial side of our responsibility in new ways. Counties should have the same taxing authorities as cities so we can broaden the tax base, generating new revenues, while reducing reliance on property taxes. Why should highly complex, urban communities like Fairfax, Arlington, and Prince William have to tolerate a cap on tobacco taxes of 2.5 cents a pack—the lowest such tax in the nation, and a lower tax rate than we pay for food, just because 350 years ago, tobacco was king. Why should we have a system so inflexible that the last time we changed the income tax was 1926, the sales tax in 1965, and the gas tax in 1986? The system we labor under dates to 1910, predating the invention of the parking meter, the chocolate chip cookie, the crossword puzzle, and scotch tape. Beyond tax parity, localities should also have more flexibility to address priority needs, such as the authority to offer low-cost housing loans to county employees to reduce closing costs and downpayments on new homes. We should raise the gas tax to begin to provide for the transportation needs that the state has seriously neglected. That Senator Marty Williams, Republican from Tidewater, has called for a 5-cent gas tax increase indicates how desperate our transportation funding has become.

As we challenge hidebound icons of a fiscal past that the information and service economy has overtaken, we must also challenge the patterns of growth and development that may have suited the landscape of the 1940's and 50's, but which are now relics. In those days, FHA encouraged housing in the suburbs to meet the needs of our returning GI's and their new families of booming babies, and the car got them to the jobs in the central city and back home again in short order. Those days are gone, as we face new realities. If we are going to provide for the workforce of today and tomorrow, we must return to tried and true designs that have served people well for centuries. We must recreate places where housing, shops, commercial buildings, and parkland work in harmony to create communities that respected how people really live. Today, we survey that landscape and we can see how we have so undermined the concept of community by separating the basic elements of community from one another, such that in many places pedestrians are an endangered species, and to cross the road you need a car to get to the other side. The places we have created are too often places where people go to get things done, but not to live. In short we have thrown out what works for people and embraced what works for cars. Fairfax now has less than 14 percent of its land area remaining as open space. In Arlington, our high-density development is barely three or four blocks wide and takes place on less than 7percent of the land. In that density lies serious housing policy issues. To the extent we can create real, live communities that foster a close relationship with transit facilities, and that gathers development in high density clusters, we can mitigate rising housing costs, provide employment that people don't have to drive to, and in the bargain preserve open space. In effect, we can address our workforce housing needs in part by how we design and build communities that work and provide delightful spaces that their people can enjoy.

Many in established neighborhoods fear the potential for traffic and urban ills; yet they need not do so.

A survey reported in Harper's Magazine found that 12 percent of the American people believed that Joan of Arc was Noah's wife. Some people will believe anything. As we ponder the future of housing for our region's workforce, we must believe in our responsibility to provide this essential good for our people and for our communities. We cannot be dissuaded or discouraged by the policy disagreements or the lack of funding or vision that often gets in the way. Rather, we have to grasp the opportunities that we make and put them to work, for the future of this region and the quality of life for this generation and the next are at stake.

Fairfax County Department of
Housing and Community Development

News Release

FOR IMMEDIATE RELEASE:

July 25, 2003

FOR INFORMATION CONTACT:

Kristina Norvell, 703-246-5104

FCRHA Hosts *Info Fest 2003* *Affordable Housing and Revitalization in Fairfax County*

The Fairfax County Redevelopment and Housing Authority (FCRHA), in cooperation with the Holiday Inn at Fair Oaks and Fannie Mae will host *Info Fest 2003 Affordable Housing and Revitalization in Fairfax County*. The event will be held at the Holiday Inn at Fair Oaks, 11787 Lee Jackson Memorial Highway, Fairfax, Virginia on **Friday, August 8**. Registration begins at 7:30 a.m. with the event beginning at 8 a.m. *Info Fest 2003* is the third in a series of forums planned in coordination with the Fairfax County initiative *e-ffordable.fairfax* that was launched in April 2001 to address affordable housing concerns within the County. Information gathered at this event will be used to formulate the FCRHA's Strategic Plan Action Plan for fiscal year 2005. The Strategic Plan Action Plan sets forth the annual work program of the FCRHA, and describes actions that will be pursued to fulfill the goals of the FCRHA. This data will be available for public inspection at www.e-ffordable.org in late 2003.

The featured keynote speaker will be Al Eisenberg, Vice President of Government Relations, for the Washington Board of Trade. Mr. Eisenberg will address affordable housing as a key economic issue for the region. He has an extensive background at all levels of government in a wide variety of domestic policy fields. Mr. Eisenberg served in the U.S. Senate as a legislative assistant and as staff director of the U.S. Senate Subcommittee on Housing and Urban Affairs, helping create numerous housing and community development laws from 1976-82. From 1983-99, he served as a four-term member and chairman of the Arlington, VA, County Board, the community's governing body. He specialized in housing, transportation, smart growth, and civil/human rights issues.

Other speakers will include Fairfax County Board of Supervisors Chairman Katherine K. Hanley; Springfield District Supervisor Elaine McConnell; and Catherine Hudgins, Hunter Mill District Supervisor. A presentation entitled *Blueprint for the Future of Housing and Revitalization* will address various topics areas of the FCRHA's Strategic Plan for fiscal year 2005. Attendees will then have the opportunity to participate in discussion groups that will focus on topics such as commercial and residential neighborhood revitalization; preservation of affordable housing; development of new affordable housing; and the needs of seniors.

To register for this event or for more information, please contact Kristina Norvell, Director of Public Affairs, HCD, at 703-246-5104 or via e-mail at kristina.norvell@fairfaxcounty.gov. Please RSVP by Thursday, July 31.

Registration List: Info Fest

August 8, 2003

Last Name	First Name	Title	Organization	Address	City	State	Postal Code	Email Address
Bey	Silva	Executive Director	Community Living Alternatives	100 N. Washington Street	Falls Church	VA	22046	silvabey@aol.com
Blum	Marlene		Fairfax County Alliance for Human Services	2417 Lockett Avenue	Vienna	VA	22188	blummw@hotmail.com
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Boyd	Shirley			6214 Rousby Lane	Alexandria	VA	22315	sjohnson-boyd@fdic.gov
Branner	Bill	CSB Site Development Manager	Fairfax-Falls Church CSB	12011 Govt. Ctr. Pkw.			0	bill.branner@fairfaxcounty.gov
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Chen	Jay	President	Asian Fortune	P.O. Box 578	Haymarket	VA	20168	info@asianfortune.com
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Cleveland	Karen	Executive Director	Habitat for Humanity of No. Va.	4451 First Place South	Arlington	VA	22204	execdirector@hfhnv.org
Coale	David		Reston Interfaith, Inc.	11572 Hemingway Drive	Reston	VA	20194	davecoale@comcast.net
Coleman	Elaine	Shelter Liaison	Department of Family Services	12011 Govt. Ctr. Pkw.			0	elaine.coleman@fairfaxcounty.gov
de la Fe	Frank		Planning Commission	1494 Roundleaf Court	Reston	VA	20190	Fadelafe@aol.com

Registration List: Info Fest *August 8, 2003*

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Registration List: Info Fest August 8, 2003

Last Name	First Name	Title	Organization	Address	City	State	Postal Code	Email Address
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Kiely	Margo	Director	Department of Systems Management	12011 Govt.Center Pkwy.	Fairfax	VA	22035	margo.kiely@fairfaxcounty.gov
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Laws	Larry		First Home Alliance				0	laws@firsthomealliance.org

Registration List: Info Fest August 8, 2003

Last Name	First Name	Title	Organization	Address	City	State	Postal Code	Email Address
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Mitchell	Carol	Housing Coordinator	Department of Family Services	12011 Govt. Ctr. Pkwy			0	carol.mitchell@fairfaxcounty.gov
Mitchell	Conchita		NO VA Apartment Assoc.	333 South Glebe Rd. Suite 111	Arlington	VA	22204	conchitamitchell@nvaa.net
Mukherjee	Steve	Consultant	Daedalls System	2665 Meadow Drive	Oakton	VA	20171	stevemukherjee@hotmail.com
Pugin	Betsy	Elder Care Coordinator	Fairfax Area Agency on Aging, Dept. of Family Svcs (Citizen)	12011 Govt. Ctr. Pkwy	Fairfax	VA	22030	betsy.pugin@fairfaxcounty.gov
Rao	Nandini						0	
Redman	Dave	Chair	CCFAC	1005 Echols St., SE	Vienna	VA	22180	redmand@erols.com
Reutershan	Roger		(Citizen)					
Riley	Phyllis		Costeret Meeting	47683 Whitepool	Sterling	VA	20161	phyllismriley@yahoo.com

Registration List: Info Fest

August 8, 2003

Last Name	First Name	Title	Organization	Address	City	State	Postal Code	Email Address
Ritsko-Warren	Amy	Manager, Communications & Media Relations	Northern Virginia Association of Realtors	8411 Arlington Blvd.	Fairfax	VA	22031	aritsko-warren@nvar.com
Rowland Smuzynski	James Alvin	President & CEO	Wesley Housing Development Corp.	5515 Cherokee Avenue	Alexandria	VA	22312	asmuzynski@whdc.org
Smyth	Linda		Planning Commission	2910 Hideaway Road	Fairfax	VA	22031	
Stroh	David		County Attorney's Office	12000 Govt. Ctr. Pkwy.			22031	david.stroh@fairfaxcounty.gov
Taxson Tucker	Nancy Bartow	Director President, Board of Directors	Homestretch Habitat for Humanity of Northern Virginia	P.O. Box 141 4451 First Place South	Falls Church Arlington	VA VA	22046 22204	BartowT@aol.com
Vialpando	Maria		Hispanic Committee of Virginia	5827 Columbia Pike Suite 200	Falls Church	VA	22041	mvialpandohcv@yahoo.com
Ward	Ruby	President	FUR	7403 Adams park Court	Annandale	VA	22003	fur1@hotmail.com
Wightman	Marnie		The Brain Foundation	6607 Harness Hill Court	Centreville	VA	20121	mwightman@cox.net; marnie@brain-foundation.org
Wilson	Kerrie	Executive Director	Reston Interfaith, Inc.	11150 Sunset Hills Drive	Reston	VA	20190	
Yancy	Susan	Director of Public Affairs	Housing Opportunities Commission of	10400 Detrick Avenue	Kensington	MD	20895	

Registration List: Info Fest

August 8, 2003

Last Name	First Name	Title	Organization	Address	City	State	Postal Code	Email Address
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Montgomery Co.

HCD STAFF

Sampson	Paula							
Stevens	Mary							
Swanson	Harry							
Ibrahim	JoAnne							
Norvell	Kristina	PA						
Sandhu	Navneet	PA						
Owens	Ray	PA						
Zeiher	Carole	PA						
Robertson	Kay	Strategic Planner						
Retz	Susan	DD&C						
Morrison	Anne	DD&C						
Taylor-Turner	Lisa	DD&C						
Hall	Curtis	ISS						
Hoffman	Erik	REF						
Overocker	Tom	HILP						
Finkle	Mike	HM						
Silberzahn	Barbara	Homeowner- ship						
Dreyer	Sharron	Sr. Housing Svcs.						

Registration List: Info Fest
August 8, 2003

Last Name	First Name	Title	Organization	Address	City	State	Postal Code	Email Address
Carpenter	Barbara	Revitalization						
Slavin	Matt	Revitalization						
Vargas-Quinones	Arlene	Revitalization						
Evers-Schwartz	Myah	Revitalization						
Brown	Ayanna	Revitalization						
Matthews	Wayne	PIMD						

Fairfax County Redevelopment and Housing Authority
Fairfax County Department of Housing and Community Development
Info Fest, August 8, 2003

Results of Survey at Celebrate Fairfax!
June 7th and 8th, 2003

Survey of Visitors to the Fairfax County Department of Housing and Community Development (HCD) Exhibit Booth

Note: This survey does not involve a statistically valid sample, nor does it involve a representative cross-section of Fairfax County residents. The results should be interpreted based on these limitations. The survey was conducted by HCD staff and volunteers.

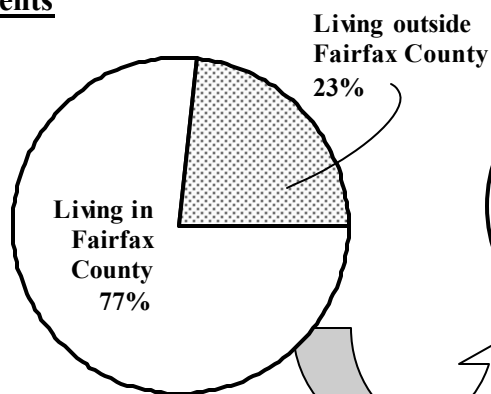
At the HCD Exhibit Booth at Celebrate Fairfax! in 2003, visitors were surveyed with those who live or work in Fairfax County asked to respond to specific questions about housing and revitalization in Fairfax County. Summarizing the results, a majority of these visitors are concerned about the trend with the price of housing in the County, and almost all believe resources should be targeted to improve older neighborhoods and commercial areas in the County.

The total numbered surveyed was 267.

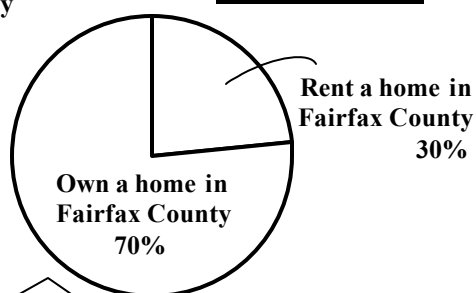
Housing

Among respondents working in Fairfax County, one in seven cited the price of housing as a current impediment to living in the same county where they work. Over half of the visitors owned a home in Fairfax County; yet, half of all the respondents who lived in Fairfax County in either rental or owner occupied housing had doubts that their next home would be in Fairfax County due to the price of housing.

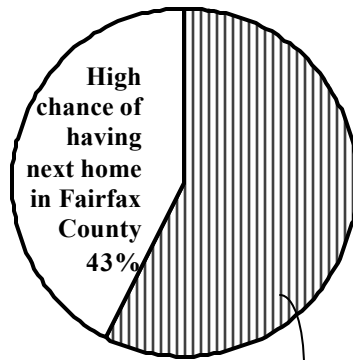
All Respondents



Respondents Living in Fairfax County



**All Respondents: Chance of
 having next home in Fairfax
 County**



Moderate to low chance of having
 next home in Fairfax County: 57%

**All Respondents: Why next
 home might not be in Fairfax
 County**



Don't want to live in
 Fairfax County: 9%

Results of HCD Survey of Visitors to the HCD Exhibit Booth at Celebrate Fairfax! June 7 th and 8 th , 2003			
	Respondents Living and Working in Fairfax County	Respondents Working in Fairfax County and Living Elsewhere	Combined Response
<i>Number of responses</i>	205	62	267
Percent of Total Respondents	77%	23%	100%
Own a home in Fairfax Co.	73%	0%	56%
Price of housing keeps them from living in Fairfax County	0%	50%	14%
Believe there is a moderate or low chance of owning their next home in Fairfax County	48%	86%	57%
Price of housing is reason that their next home not likely to be in Fairfax County	50%	58%	53%

When asked the general question “what is the most pressing housing need in Fairfax County,” the most number of responses (59) had to do with the cost of housing or with traffic and road development (18 responses.)

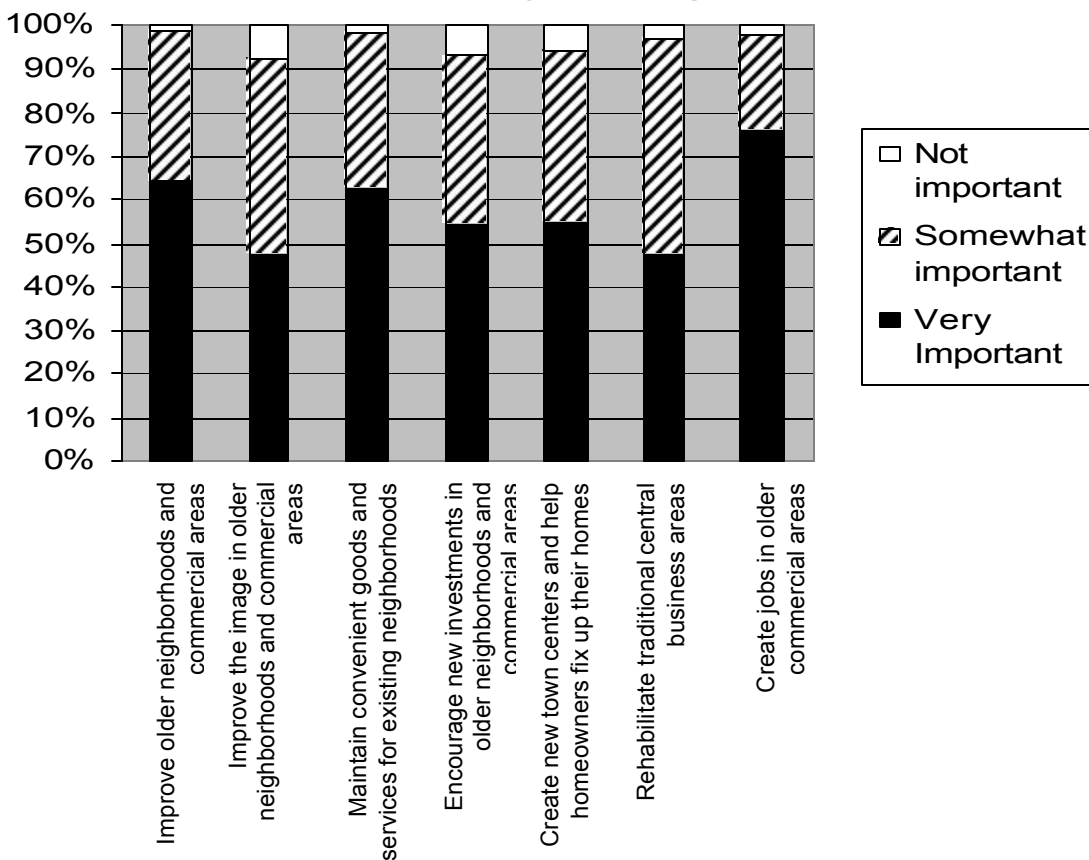
Results of HCD Survey of Visitors to the HCD Exhibit Booth at Celebrate Fairfax! June 7 th and 8 th , 2003			
Question 5: In your opinion, what is the most pressing housing need in Fairfax County?			
	Respondents Living and Working in Fairfax County	Respondents Working in Fairfax County and Living Elsewhere	Combined Response
Most Popular comments:			
Affordable housing, cost of housing, low cost housing, moderate income housing	42	17	59
Road development; transportation (including prices and commute); traffic	13	5	18
Lower taxes (including tax reform/property taxes)	8	1	9
Better schools	6	2	8
Houses with cheaper prices that have more land (1 acre or more), or a lake	5	3	8
Environmental (cutting down trees for new houses), stop developing in open spaces and control contractors	3		3
Group homes	2		2
Unique comments:			
Availability of housing	1		1
Better enforcement of Section 8 Housing		1	1
Bike trails are not well interconnected	1		1
Cell phone coverage	1		1
Decrease in Section 8 housing in areas		1	1
High density housing	1		1
Homeless shelters	1		1
Houses not allowed to be built in certain areas (on Fairfax County Parkway)	1		1
Improvement of existing areas	1		1
Jobs	1		1
Location of housing	1		1
Lower mortgage rates	1	1	2
Safety (including neighborhood watch)	1	1	2
Security against microbio/toxilogical agents	1		1
Snow removal	1		1
Stop spot zoning	1		1
Too many people	1	1	2
Too many townhouses	1	1	2
Water	1		1

Revitalization

Survey respondents expressed solid support for Fairfax County's revitalization efforts. Almost all of the respondents thought it was "somewhat important" or "very important" to target resources to improve older neighborhoods and commercial areas.

- Three fourths thought it was "very important" to create jobs in older commercial areas.
- Approximately two thirds thought it was "very important" to maintain convenient goods and services for existing neighborhoods.
- Roughly half of them thought it was "very important" to
 - improve the image in these areas;
 - encourage new investments;
 - create new town centers and help homeowners fix up their homes; or
 - rehabilitate traditional central business areas.

Importance of Revitalization: How Important is it for Fairfax County to Target Resources to



Responses varied slightly depending on whether the respondent lived in Fairfax County or elsewhere. The most notable difference was that those living elsewhere provided more responses in favor of encouraging new investment in older neighborhoods and commercial areas, while those living in Fairfax County provided more responses for maintaining convenient goods and services for existing neighborhoods.

Results of HCD Survey of Visitors to the HCD Exhibit Booth at Celebrate Fairfax! June 7 th and 8 th , 2003			
	Respondents Living and Working in Fairfax County	Respondents Working in Fairfax County and Living Elsewhere	Combined Response
<i>Number of responses</i>	205	62	267
Percent of Total Respondents	77%	23%	100%
Own a home in Fairfax Co.	73%	0%	56%
Thought it was "very important" for Fairfax County to target resources to:			
Improve older neighborhoods and commercial areas	67%	57%	64%
Improve the image in older neighborhoods and commercial areas	49%	41%	47%
Maintain convenient goods and services for existing neighborhoods	66%	52%	63%
Encourage new investments in older neighborhoods and commercial areas	51%	66%	54%
Create new town centers and help homeowners fix up their homes	55%	55%	55%
Rehabilitate traditional central business areas	47%	51%	48%
Create jobs in older commercial areas	76%	77%	76%

Results of HCD Survey of Visitors to the HCD Exhibit Booth at Celebrate Fairfax! June 7 th and 8 th , 2003			
Miscellaneous Comments Considered “Very Important” to Improving Older Neighborhoods and Commercial Areas in Question Fairfax County			
	Respondents Living and Working in Fairfax County	Respondents Working in Fairfax County and Living Elsewhere	Combined Response
Need improvements in roads, better transportation, fix traffic problems	2	2	4
Help revitalization in Bailey’s Crossroads area		1	1
Environmental Concerns (trees being cut)	2	1	3
More parks, schools and hospitals		1	1
Fix existing homes rather than build new ones	1	1	2
It doesn’t help to tear down houses to put up new houses	1		1
Displacement of residents when housing becomes more expensive	1		1
Nicer neighborhoods	1		1
More outreach for policies (yield to homeowner’s association)	2		2
More mental health facilities	1		1
Feeding the homeless	1		1